



Town of Tyngsborough
Planning Board
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
March 7, 2013

APPROVED

Attachments:

1. Meeting Agenda
2. Proposed Layout Modification Plan for 81 Westford Rd. – 3/5/2013
3. 272 Middlesex Rd. ZBA Request for Comments – 2/25/13
4. 364 Westford Rd. ZBA Request for Comments – 2/25/13
5. Planning Board 2012 Annual Report

Members Present: Bill Gramer, Vice Chairman
Steve Nocco
Caryn DeCarteret
Steve O'Neill
Steve Berthiaume (Associate Member)

Members Absent: Tom Delmore, Chairman

7:00pm - Meeting called to order by Vice Chairman Bill Gramer

7:02pm 81 Westford Road – Request for modification of existing Special Permit

Atty. Peter Nicosia, engineer Doug Lees, and owner Frank Polak appeared before the Board to discuss amending the existing Special Permit for this site. The following items were revised on the existing plan:

- The entrance was revised & signage was added to the plans for right turn only on to Westford Rd.
- The grading for the stone drainage swale along the northern property line was added to the plans.
- The current proposal is for the wall to be poured concrete which will eliminate the need for the support grid and the footing will be well below the other improvements on site.
- Relocated the roof recharge area for the larger building.

J. Johnson reviewed the changes and they do improve the site slightly. The Board had major concerns with the traffic flow and the volume that will be generated by the Honey Dew Donuts and the proposed childcare facility, most notably, safety for the adults and children crossing the parking lot while there is a continuous flow of traffic into the Honey Dew area. The Board also felt that the peak hours of operation for both businesses would make it too busy for the whole lot which would make the flow of traffic very difficult.

The current Special Permit allows for a 1600 square foot Honey Dew Donuts building and a second building at 9,775 square feet. The applicant is proposing to amend the Special Permit to increase the square footage of the second building to 10,005 square feet. In addition, site improvements would be made to allow for the second building to function as a childcare facility with a playground. The Board must vote on whether or not these proposed amendments are substantial or insubstantial.

C. DeCarteret: Motion that the proposed amendments to the Special Permit and Site Plan Special Permit for 81 Westford Rd. are a **Substantial** Change.

S. Nocco: 2nd the motion

In Favor: 3 **Opposed:** 1 **Absent:** 1

Passes: 3-1-1

The vote therefore requires that the applicant go forward and file for an amendment to the Special Permit through the public hearing process.

ADMINISTRATIVE

S. Nocco: Motion to approve the minutes from February 21, 2013 as written.

S. O'Neill: 2nd the motion

In Favor: 4 **Opposed:** 0 **Absent:** 1

Passes: 4-0-1

8:00pm

S. O'Neill: Motion to adjourn

S. Nocco: 2nd the motion

In Favor: 4 **Opposed:** 0 **Absent:** 1

Passes: 4-0-1

Minutes respectfully submitted by
Pamela Berman, Planning Board Administrative Assistant